

PROPOSED EXTENSION & ALTERATIONS

62 NORTH HILL, LONDON, N6 4RH



QUAD



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REPORTS ISSUED WITH THIS APPLICATION

- 1. HERITAGE STATEMENT (by Fuller Long)

1.1 LOCAL AREA

62 North Hill is a Grade Listed II semi-detached Cottage with off street parking. The property is located opposite Highgate Primary School and is within half a mile of historic Highgate Village, Highgate tube station and Highgate Wood.

1.2 ARCHAEOLOGY

The application site is not located within an area of Archaeological Priority and so it is not proposed to carry out any further pre-application or pre-construction archaeological appraisals of this site.

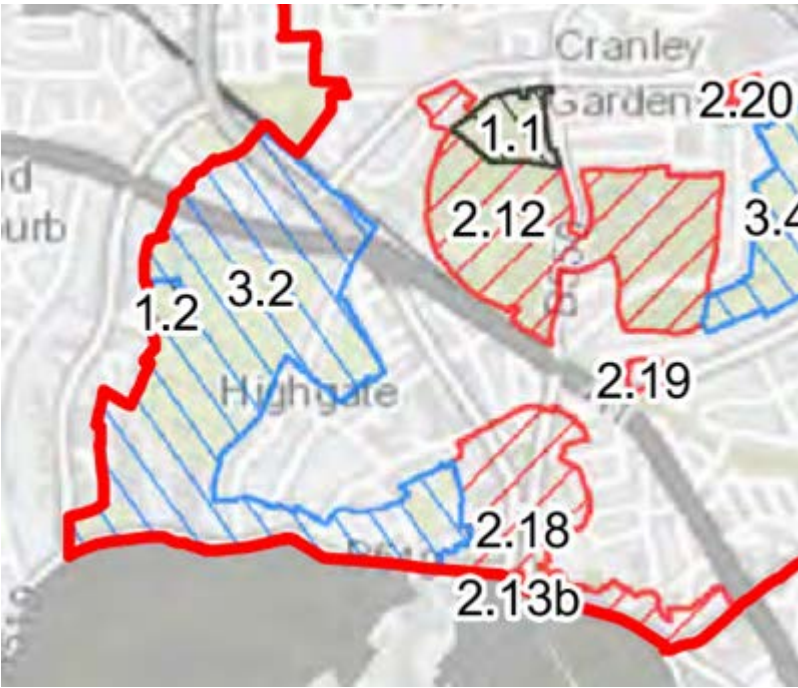


AERIAL VIEW MAP

HIGHGATE
PRIMARY
SCHOOL

SITE

HIGHGATE
WOOD



ARCHAEOLOGICAL MAP
Source: Historic England - Haringey APA Review Final Report
30-3-2021 (historicengland.org.uk)



OS MAP - SITE LOCATION

1.3 SITE LOCATION

The application site is located within North Hill Road, a residential area.

The total area of the site is approximately 0.01 hectares (156.91sq.m) and it currently accommodates a Listed Grade II cottage.

1.4 RELEVANT PLANNING HISTORY

- A 1977 permission (OLD/1973/1335) to erect a two-storey extension was not implemented.
- In 1973 listed building consent (ref. OLD/1977/0964) was granted for the erection of a single-storey rear extension.

1.5 LISTED BUILDING ENTRY

“Early C18 with alterations, each 2 storeys, 1 window, High pitched, near-pyramidal tiled roof, with central stack. Brown brick front with stone-coped parapet. Gauged flat yellow brick arches to windows, those of No 62 late C19 sashes those of No 64 wood mullioned and transformed casements. Doors of 6 fielded panels, top glazed, with blocked fanlights. No 64 has modern hood over. Included for group value.

Nos 60 to 64 (even) form a group.

Listing NBR: TQ2800488345”

Refer to Heritage report for more information.

1.6 IMMUNITY FROM LISTING

A Certificate of Immunity from Listing has not been sought in respect of this building.

1.7 FLOOD ZONE

The site is in Flood Zone 1 and therefore no FRA is required.

1.8 NORTH HILL STREET VIEWS



STREET VIEW OF 62 NORTH HILL - IMAGE 01



STREET VIEW LOOKING TOWARDS BAKERS LANE - IMAGE 03



STREET VIEW OF HIGHGATE PRIMARY SCHOOL. OPPOSITE 62 NORTH HILL - IMAGE 02



STREET VIEW LOOKING TOWARDS B519 - IMAGE 04

2.0 SITE PHOTOS



PHOTO 01 - REAR VIEW OF THE COTTAGE EXTENSION



PHOTO 02 - FRONT VIEW OF COTTAGE



PHOTO 03 - FRONT VIEW OF SIDE CORRIDOR



PHOTO 04 - REAR VIEW OF THE GARDEN WITH SHED
DESIGN & ACCESS STATEMENT

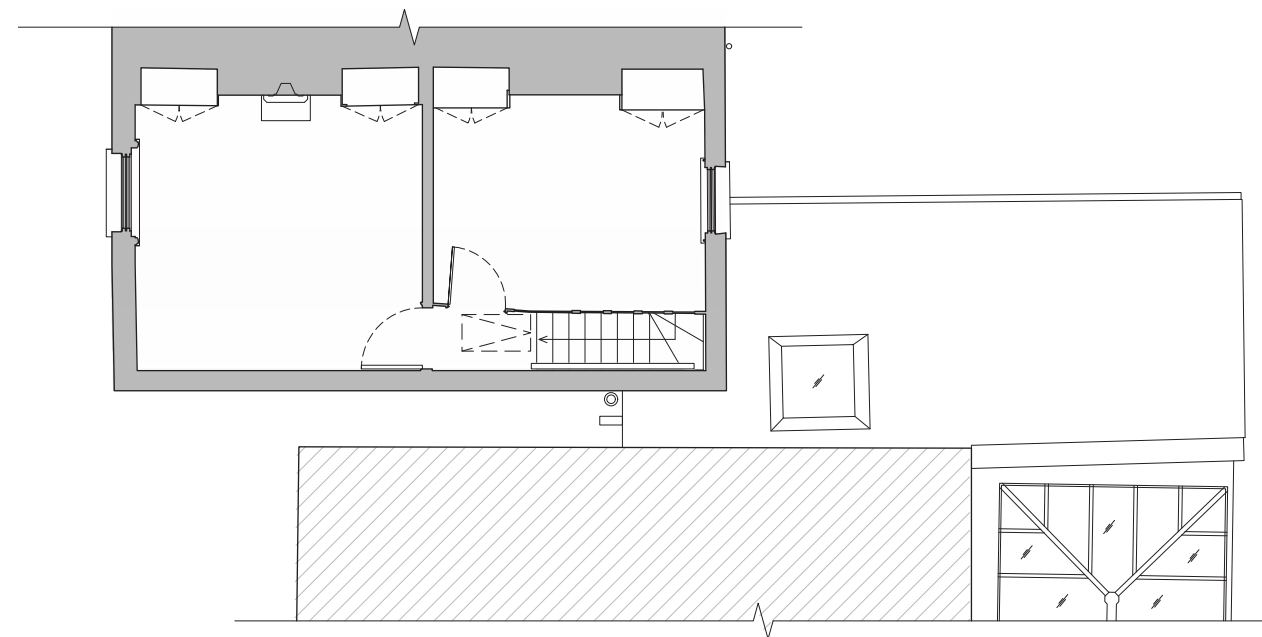


PHOTO 05 - REAR VIEW OF THE COTTAGE

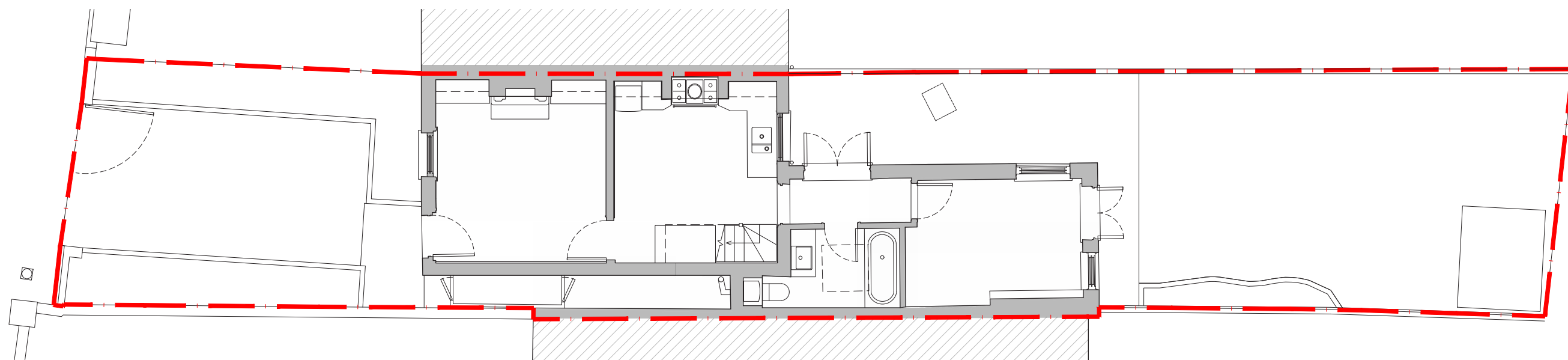
2.1 EXISTING HOUSE

The existing house is a Grade II Listed semi-detached Cottage, comprised of three bedrooms (two on the first floor, and the third on the ground floor) and kitchen in the original house; with a family bathroom and living area in the 1970s single storey rear extension.

Please refer to the Heritage report provided with this application for more information regarding the history of the building.



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

3.1 PROPOSAL

This proposal is to demolish the existing side-rear extension and replace it with a new glazed and timber clad side-rear extension, which is entirely distinct in style from the original house so as not to detract from the original listed building.

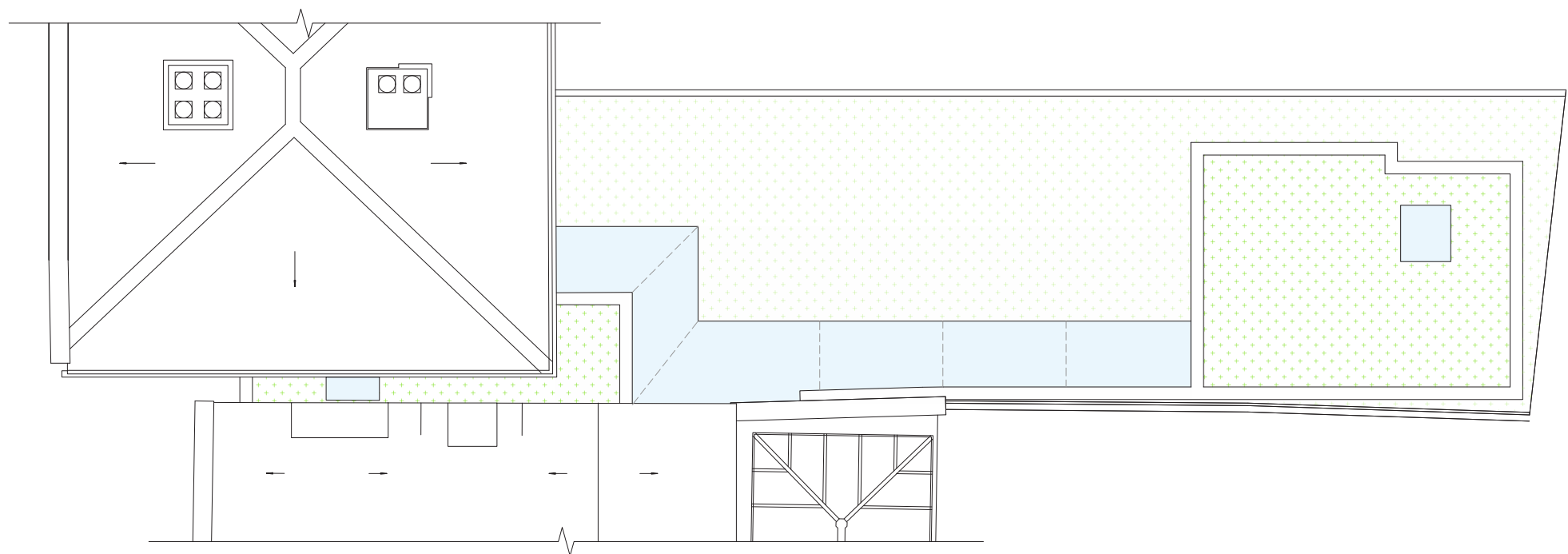
3.2 DESIGN

Two pre-application advice meetings were undertaken prior to this application on 13/12/2022 with reference PRE/2022/0281 and on 05/09/2023 with reference PRE/2023/0140. The former advice was in reference to an earlier design, and the later was based on a revised proposal. This application seeks to respond to comments received from both pre-application meetings and the advice given.

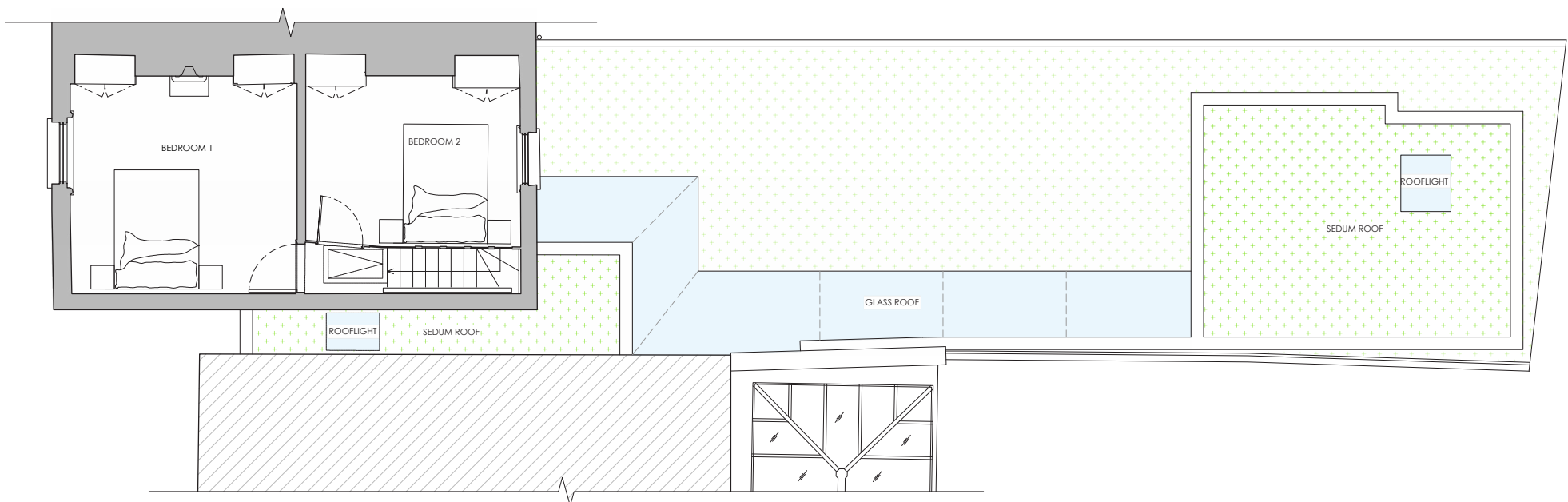
This proposal maintains the original internal layout of the house, including the location of the kitchen, to ensure that the original form of the house is preserved. The proposed single storey rear and side extension also reduces the current breadth of the rear extension where it is abutting the original rear elevation.

This proposed element is now predominantly a glass walkway to the new accommodation at the rear of the garden. This approach is designed to minimise the visual impact on the original form of the host building.

A smaller ground floor shower room is located where the existing bathroom currently is; and a new utility and storage room has been formed to the side of the house, where an under utilised external store is located at the front of the property.



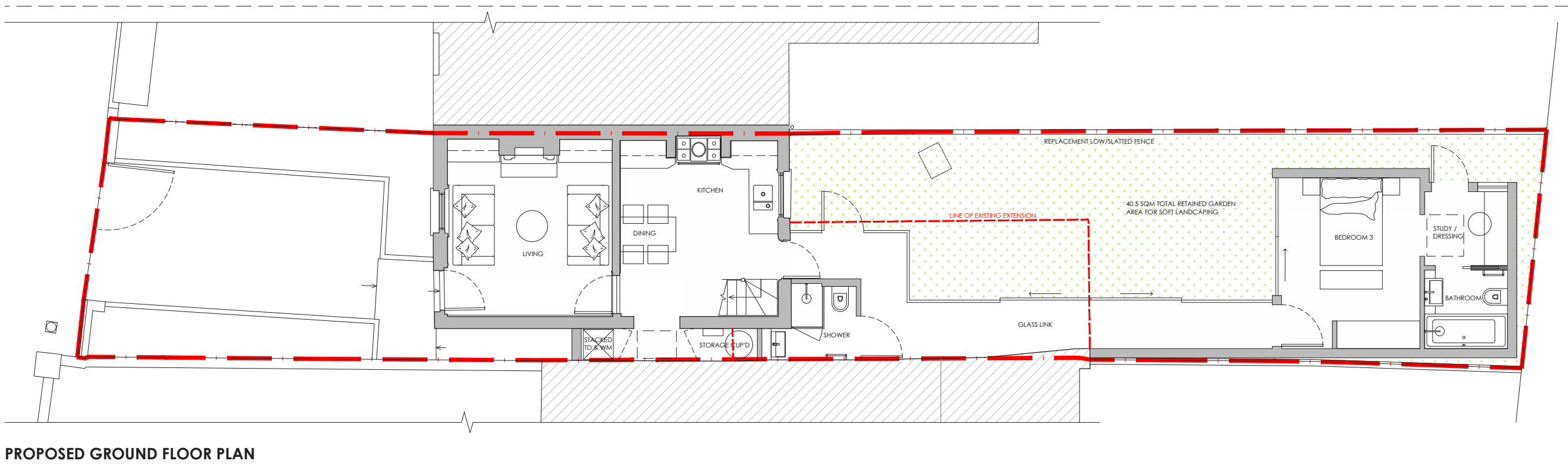
PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN

The position of the new accommodation at the rear of the garden affords the occupants improved views of the listed building's rear elevation from the garden and from the new accommodation itself. The proposed size of the new accommodation has also been reduced following pre-application advice. This allows for a large area of retained soft landscaped garden, using the full length of the site.

A low maintaince sedum green roof is proposed to minimise the visual impact of the extension from the existing first floor rear windows. This will work in harmony with a verdent landscape scheme for the garden.



3.3 DEMOLITION & LISTED BUILDING ALTERATIONS

The existing 1973 rendered rear extension, which is of poor-quality construction and blocks the house's original rear door opening, will be demolished to accommodate the proposed design.

One new structural opening requiring listed building consent to the south-flank elevation is proposed as part of this planning application. However, this opening does not alter either the principal or rear elevation, and is sited in position to be harmonious with the original internal layout. Materials arising from forming this opening will be retained and reused on site.

The proposed partial demolition of the listed structure is required to allow internal access to the proposed ground floor utility and storage room. The demolition proposed is for one doorway sized openings of similar size to adjacent internal doorways.

The proposed demolition represents a low percentage of the overall listed building fabric. We note that the lapsed planning approval for a two-story rear extension would likely have required similar demolition of part of the first-floor fabric to enable access to the rear extension at this level.

The new opening would be subject to a Structural Engineer's assessment of the building fabric and design of new lintels as required, prior to commencement of work.



3D PROPOSED SKETCH IMAGE 02 - FRONT VIEW



3D PROPOSED SKETCH IMAGE 03 - REAR VIEW



Single storey side extension set back from front elevation creating new utility and storage room.

Proposed ground floor shower room located within footprint of existing rear extension.

Length of garden maintained and soft landscaped to provide amenity space in front of and around proposed accommodation.

Single storey glass corridor to link the proposed rear accommodation to the main house, which opens up into the garden creating a flowing indoor/outdoor space

Single storey extension at the rear of the plot to accommodate a third bedroom.

Main garden leads to semi-private patio garden, which also provides extra light into the third bedroom.

3D PROPOSED SKETCH IMAGE 04 - ROOF VIEW

3.3 PROPOSED MATERIALS

The proposed extension link connecting the original house to the proposed rear accommodation is to be formed predominantly using clear structural glazing. This is to ensure that the new construction is distinctly contemporary in comparison to the listed building. The clear glass walkway will also enhance views of the original form of the host building. This light-weight type of construction will be clearly subordinate to the surrounding buildings' masonry façades.

The rear accommodation block itself will be timber clad, again to be distinctly contemporary in comparison to the listed building, but also to also sit softly within the rear garden. The same timber cladding will be used at the front on the set back side extension, so that is subservient to the original house, resembling a side access gate.

The new flat roof of the side extension and rear accommodation will incorporate a low-maintenance sedum green roof to retain biodiversity and soften the outlook over the site from first floor windows. This would constitute an improvement from the asphalt roof on the existing extension which is to be removed.

A new rear door in the kitchen is proposed to be incorporated into the existing rear elevation, where the original door was previously removed due to the 1970s extension.

All materials chosen are designed to show a clear distinction between the original listed fabric and the proposed contemporary additions. The simply detailed, neutral materials are clearly subordinate to the original building so as not to compete with original architectural features in the facade.



3D PROPOSED SKETCH IMAGE 05 - VIEW FROM PROPOSED LIVING ROOM



3D PROPOSED SKETCH IMAGE 06 - VIEW FROM REAR OF EXISTING HOUSE



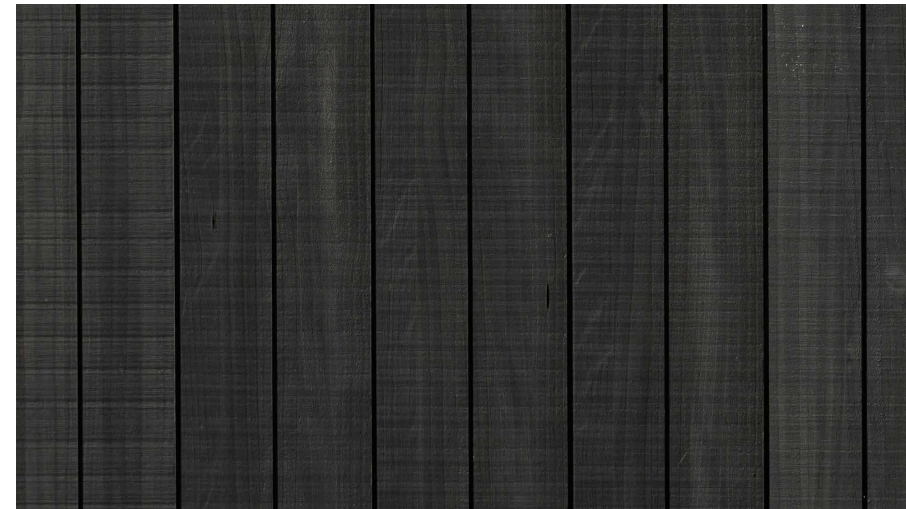
FRAME-LESS GLASS - CURTAIN WALLING SYSTEM



SEDUM GREEN ROOF - LOW MAINTENANCE



WHITE PAINTED TIMBER GLAZED DOOR - ORIGINAL KITCHEN OPENING



TIMBER CLADDING - REAR ACCOMMODATION AND FRONT OF SIDE EXTENSION

4.1 NEIGHBOUR AMENITY

The neighbouring property 64 North Hill forms half of the semi-detached host building and includes an existing rear single storey extension just over half width of the rear elevation from the north boundary. This proposal seeks to remove the existing rear extension of nr. 62 and replace it with a narrower glass walkway on the opposite southern boundary. Therefore, the light level reaching the rear elevation of nr. 62 would be no less current levels. An enhanced boundary treatment between the two gardens is also proposed to minimise impact and improve privacy at ground floor level.

The proposal is a significant distance from the rear elevation of 94 Talbot Road which benefits from a substantial garden length and has no new windows facing this property. It is therefore considered that the proposal would not have a material impact on their amenity.

The building line of the property at 60 North Hill projects significantly past the rear elevation of nr 62 at ground and first floor level. The proposed ground floor accommodation & walkway to the rear is to be dug-in to the existing topography of the site to create a level finished floor throughout the new extension. The existing site land level grades upwards towards the rear boundary so the visual impact of the new structure along the boundary of the neighbour's rear of the garden would be minimised. 60 North Hill is sited to the south side of nr. 62 and so it is not envisaged that any significant daylight/sunlight loss would occur as a result of this proposal.



3D PROPOSED SKETCH IMAGE 07 - PROPOSAL IN RELATION TO NEIGHBOURING HOUSES' EXTENSIONS

4.2 TREES/ HEDGES

No trees / hedges are proposed to be removed or impacted by this proposal.

4.3 PEDESTRIAN AND VEHICLE ACCESS, ROAD AND RIGHT OF WAY

No new pedestrian or vehicular access from the public highway is proposed.

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